

Minutes of Smedley Public Meeting #2
Tuesday, December 15, 2009 at 7pm

1. Introductions

Township Manager Bruce Clark began the meeting by providing background detail on the Smedley property purchase process and how the Declaration of Restrictions was developed as a part of the agreement of sale between the Smedley family and Middletown Township. Walter Smedley, Jr. spoke about the family's intent to make sure that the ground was preserved for future generations of Township residents.

2. Project Schedule

Peter Simone of Simone Collins Landscape Architecture reviewed the master site planning project schedule as it has been laid out (attached).

3. Review of Public Meeting 1

Peter then briefly reviewed the various concepts for the property that had been suggested at the first public meeting on October 29, 2009 (attached).

4. Existing Features

Peter gave a powerpoint presentation that detailed the existing features of the site, including pictures of each of the 4 tenant houses. He reviewed the deed restrictions of the property as they could impact any park development plans. Peter then reviewed three concept plans for Field area A and Field area B that displayed varying intensities of use.

5. Building & Site Concepts

Dale Frens, Architect at Frens and Frens Architecture, reviewed the physical conditions of the buildings, paying particular attention to the main barn. The original barn was the large central square of about 2,000 square feet per floor. The forebay and south shed were added later, as were the two siloes. As far as long-term preservation options, it would cost approximately \$2.2 million to preserve the original portion of the barn and the siloes connected to the outshed and rehabilitate it into a year-round occupied space. Dale stated that this amount of work would need to be driven by a programmatic need for the space. Final use of the barn may not be determined for a number of years after the master site plan is completed.

Dale described how to preserve the space in the interim to hold the resource until a decision is made about how to use it. He stated that a 2x8 shoring wall would need to be built from the ground to the rafters at mid-span. The broken rafters would need to be repaired with tie rods, and the forebay and outshed would be demolished. For a 2-3 year fix, the roof could be covered with a heavy plastic tarp to keep water out at a cost of \$28,000. A pre-formed metal roof or corrugated fiberglass roof would cost about \$45,000 and last about 10 years. The \$17,000 difference in price is based on the roof covering material used. The freestanding siloes would also remain, and would need to have their roofs stabilized as well at an additional cost.

Dale stated that the stone walls of the barn were re-pointed about thirty years ago, which aids in the stability of the walls. The main danger is that the failing roof could pull the walls of the barn down if/when it collapses. The south wall of the original barn is supported by a steel beam and pipe columns, giving some added support. Dale recommends that the roof be covered within a year to prevent any further damage to the barn structure.

As for the test barn, the main focus of renovation would be for near-term use. The space is approximately 1,200 square feet. The space could be amenable to a possible restroom area. Dale stressed that the extent of storage, office, bathroom and activity use should be determined in the near future to carve out those essential spaces before they are identified as something else. The test barn is of modest construction and there would be no need to preserve the existing features, making renovation less complicated. It is also on-grade, making accessibility easier.

There has been some discussion about the “school house”, also known as Oak Lawn, being renovated to house the Middletown Historical Society. Though the Declaration of Restrictions states that the four residences on the property are to remain as residences, the idea is still up for discussion. Dale stated that it would cost about \$211,000 to demolish the existing kitchen addition and replace it with a first floor bathroom facility required for ADA accessibility.

Dale stated that he believes the intent of the master site planning process is to maintain the heritage of the land itself, and that the potential use of the buildings is just the “icing on the cake.” Peter mentioned that a “Friends of Smedley Park” non-profit group that works in conjunction with Township Council might eventually be formed to help raise money for restoration purposes.

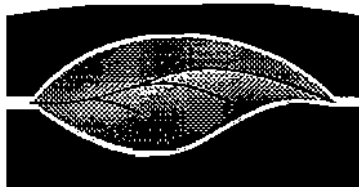
6. Comments & Questions

During the course of discussion, several residents suggested other possible uses and activities on the property, including an area set aside for picnicking, a vantage point area where people can go to see the city skyline, 4th of July fireworks, and the full moon, and a possible area in the woods for Boy Scout camping. A resident brought up the difficulty inherent in the restriction of fencing and permanent structures in terms of being able to properly play softball or baseball. Peter mentioned that temporary fencing is a possibility. Dale went on to say that in the spirit of the heritage of the property, wagons could possibly be used to wheel out and hold bleachers, a backstop, and any other temporary structures needed for playing a game, then be wheeled back to storage after its use.

Next Public Meeting, Draft Master Plan: Tuesday, March 16 at 7pm at the Township Building.

Respectfully Submitted,

Meredith F. Merino



SIMONE COLLINS LANDSCAPE ARCHITECTURE

511 OLD LANCASTER RD. BERWYN, PA 19312
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MEETING SIGN IN SHEET

Project: **Smedley Tract Master Site Plan**

Project No.: **09076.10**

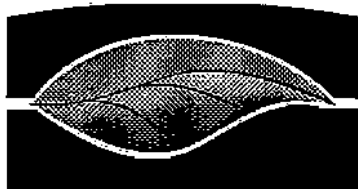
Location: **Middletown Township Building**

Date: **12/15/2009**

Topic: **Public Meeting 2**

Time: **7:00 pm**

NAME	ADDRESS	PHONE	EMAIL
1. Meredith Marino	Middletown Twp.		
2. GARY GROVE	275 NEW DARLINGTON Rd		
3. Peter Wolff	33 N. Middle town Rd.		
4. Ken WOZNICKI	24 Springhouse Ln.		
5. HARRY MOORE	20 MEADOWBROOK LANE		
6. Debbie Timblin	204 Meadowcroft Lane		
7. STEVE McLARON	447 Laverlo		
8. TONY MIRENDA	COMMITTEE		
9. EARL EVANS	236 BARN ROAD		
10. STEVE WOOD	47 SPRINGHOUSE LN	610 566 4284	
11. RON WOODFREY	531 Smedley Ave		
12. Rich Woods	669 W. Rose Tree Rd.		
13. Matthew Kerry			
14. Bob Schütz	30 Chipmunk Ln	610 892 7295	
15. TONY TERAPI	209B PERRY LANE	610-566-7486	
16. Philip Seufert	344 S Old Middletown	610 566 5207	
17. Michael Bond	245 W. Knowlton Rd	610 499 9095	
18. Lauren Bond	245 W Knowlton Rd	610 499 9095	
19. Michael Colkitt	3 Marjory Lane	610 565 9860	
20. LORRAINE FRANKLIN			



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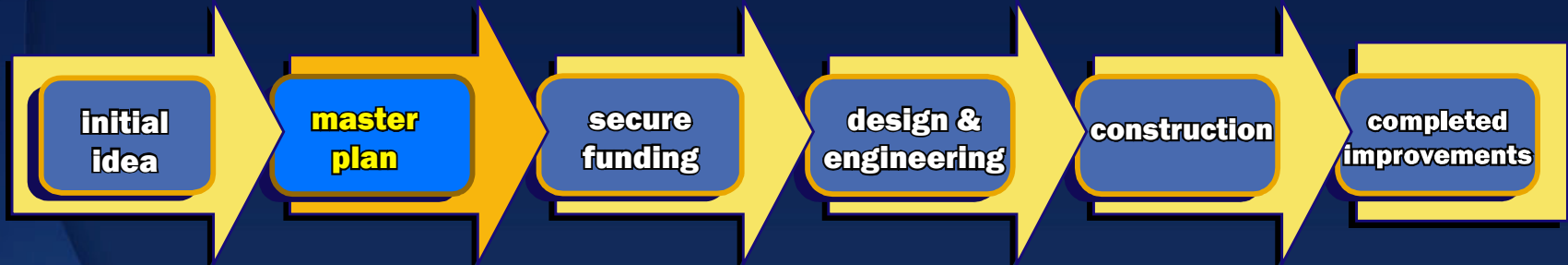
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NAME	ADDRESS	PHONE	EMAIL
1. Mary Anne Eyes	58 Barren Rd	610-866-2342	FFA PHILA@hotmail.com
2. Larry Weather	47 Barren Rd	610-891-1842	
3. Mike Mogan	1247 Ward Ave West Chester	610-701-2000	michael.mogan@jacobs.com
4. CHRIS BANNAN	224 LAINTER RD	610-565-8846	CMBANNAN@VERIZON.NET
5. Bill Davidson	12 General Stenbo Dr.	610-891-0427	bdavidson92@comcast.net
6. Steve BYANE	17 Carriage Dr.	610-909-5339	Sbyane@brandywinecub.org
7. Chris Gwin	26 Carriage Dr	484-326-9595	Chris@GIAAgency.com
8. Suzanne Davis	121 Bortmole Rd	610-566-1533	SDAVIS637@COMCAST.NET
9. John Helms	6 ARROWHEAD TRAIL	484-686-7871	jrh@mgccpa.com
10. DEAN HELM	403 Old Horse Lane	(610) 892-0348	helms@msn.com
11. Boete Albuquerque	Daily Times/Town Talk		
12. David Irving	10 Pembroke Dr, Yeadon	610-566-4651	Jal26416Irving@aol.com
13. Susan & Michael	33 Oriole Ave	610-565-2165	Susanmichael@comcast.net
14.			
15.			
16.			
17.			
18.			
19.			
20.			

PROJECT SCHEDULE



Committee Meeting #1 - Programming / Project Kickoff

September 16

Committee Meeting #2 - Analysis / Site Walk

October 03

Public Meeting #1 - Programming

October 29

➔ **Committee Meeting #3 - Initial Site Concepts**

December 01

Public Meeting #2 - Review Site Concepts

December 15

Committee Meeting #4 - Review work in progress

January 19

Committee Meeting #5 - Draft plan review

February 02

Public Meeting #3 - Present Draft Plan

March 16

Committee Meeting #6 - Review Plan Comments

April 20

Public Meeting #4 - Present Final Plan to Council

June 2010

10/29/2009

Smedley Tract Master Site Plan

Public Meeting #1 – Programming

SC# 09076.10

GOALS

- Master Site Development Plan
- Adaptive Reuse of Buildings
- Plan For Neighborhood Park
- Protect Environmentally Sensitive Areas

FACTS

- 76 Acre Park
- Existing Barns
- Four Existing Tenant Houses
- Wildlife Habitat
- Open Views

CONCEPTS

- Interpret Site History
- Active Recreation
- Passive Recreation
- Innovative Stormwater BMP's
- Parking
- Library
- Historical Society
- Softball
- After School Older Kids
- East Goshen Adjacent Facility
- Tennis
- Basketball
- 'Interesting' Playground Equipment
- Student Union
- Williamson Free School
- Walking Trails (No Competition w/ Bikes)
- Parking at other entry points
- Township Building
- Township Center
- Residential Leases Carried Over
- View to Philadelphia & Surround
- Silo part of look out area
- Community Center - Meeting
- Gardens- Teaching – Demonstrating

- Public Playground
- Thornbury Park- Ideal – Small Kids 8-10
- Trail – Children Learn to Bike and Walk
- Storage
- Events @ Park = Funding
- Local Athletic Groups
- Community Can Schedule use of H.S. Fields
- Habitat for Humanity Help Rehab?
- High School Involvement
- Glenwood Elementary School- Farm Ed Program
- High School- Farm Ed Program (Follow Up from Elementary School program)
- Restrooms
- Soccer
- Multi-purpose Active Recreation
- Sewer Utilities
- Gazebo
- Dedication Bench, Tree, Other?
- Park Maintenance (Community Support)
- Exercise Program Along Trail
- Public/Private Conflicts-ex. 'Longview' Residence
- Education Facility
- Community Garden
- Senior Center
- Dog Park (off leash fenced)
- Rose Tree Park has Community Garden – Individual 20x24' Gardening Plots
- Rehab of Barn
- "Friends of" Group help rehab barn
- Brandywine College?

PARTNERS

- DCNR
- Delaware County
- DEP
- Local & Regional Businesses
- PennDot
- Media Moms
- School District
- Wawa
- Williamson Free School